

## July 21, 2020 Zoning and Platting Commission Meeting Question and Answer Report

### B. Public Hearings

#### 3. Rezoning: [C14-2020-0061 - This Old Wood Rezoning; District 1](#)

Question: Commissioner Aguirre

Is Watershed Protection Department aware of this case? Did they agree with staff's recommendation?  
What is the potential harm to homes and businesses downstream if debris is washed away?

Staff Response:

The Environmental staff reviewed and provided comments on the rezoning application. The WPD will look at the property in depth at the time of site plan review.

Question: Commissioner Aguirre

What type of historical flooding has occurred at this location?

Question: Commissioner Aguirre

Staff Response:

The applicant will address Code requirements for flood control on the property at the time of site plan review. Here are the EV reviewers comments on this case:

Project Name: This Old Wood  
Rezoning Address: 13313 OLD  
GREGG LN  
File Number: C14-2020-0061  
Monday June 15, 2020

## Environmental Review - Alex Butler 1 (804) 839-7710

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Harris Branch Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.
2. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

3. According to floodplain maps almost the entire site is within the floodplain. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.
7. At this time, no information has been provided as to whether this property has any ls that preempt current water quality or Code requirements.

**10. Site Plan - Extension:** [SPC-99-2019A\(XT5\) - Hyde Park Baptist Church Quarries Multiuse Facility; District 7](#)

Question: Commissioner King

What criteria does staff use to recommend a 5-year, versus a 10-year, versus a 15-year extension? Do churches and non-profits have the same criteria for project extension as commercial and residential projects?

Staff Response:

For commercial projects, staff typically recommends 3 years, the same as the initial permit. For projects like schools and churches, especially where they are on large campuses that are being developed over time, we will recommend a longer period of time. The issue is that nonprofits usually build based on donations, which can take much longer than regular bank financing, and having a longer extension allows them to continue working as they can, on their own schedule, rather than needing to come in to renew every three years, which gets expensive.